LOT 130 IN OR 1193/1336
THE RESIDENCE @ AMELIA
LANDINGS #3 REPLAT PB 5/382-3

GRIFFIN THEODORE
2427 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

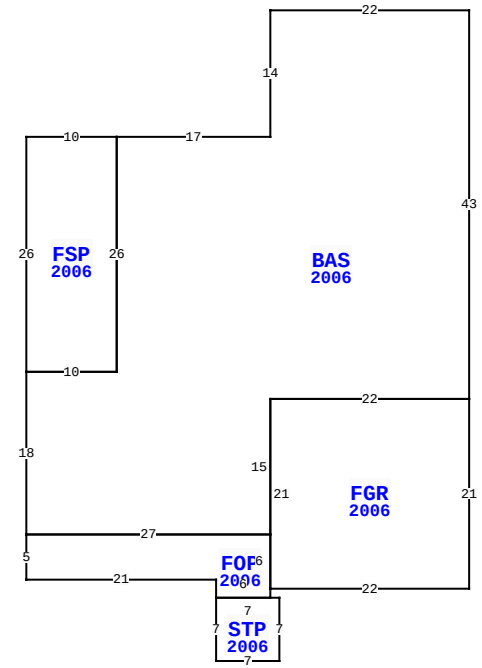
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2006	1,874	379,916
FGR	462	55	2006	254	51,493
FOP	147	30	2006	44	8,920
FSP	260	40	2006	104	21,084
STP	49	10	2006	5	1,014
TOTALS	2,792			2,281	462,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,281	141.0024	222.78	508,161	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 1874 HX Base Yr 2007



2427 HIGH RIGGER RD, FERNANDINA BEACH

BLD DATE	12/05/2006	KK	LGL DATE		
XF DATE	12/05/2006	KK	LAND DATE	05/01/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,427
TOTAL MARKET OB/XF VALUE		6,337
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		648,764
SOH/AGL Deduction		385,171
ASSESSED VALUE		263,593
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		162,871
TOTAL JUST VALUE		648,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053194	H/AC	6,000	12/15/2005
20052516	OTHER	5,000	08/24/2005
20052184	ELEC OTHER	2,000	07/11/2005
20051707	NEW CONSTR	100,000	04/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/1336	12/08/2003	WD	Q	V		69,000
GRANTOR: KUITEMS FRANK						
GRANTEE: GRIFFIN THEODORE						
0851/0070	10/02/1998	WD	U	V	09	205,000
GRANTOR: AMELIA LANDINGS CO						
GRANTEE: KUITEMS FRANK D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S14 W17 FSP=[YR=2006] W10 S26 E10 N26$ S26 W10 S18 FOP=[YR=2006] S5 E21 S2 STP=[YR=2006] S7 E7 N7 W7$ E6 N1 FGR=[YR=2006] E22 N21 W22 S21$ N6 W27$ E27 N15 E22 N43$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	100	2006	2006	3	86	3,054	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2006	2006	3	86	168	

LAND DESCRIPTION

TOTAL OB/XF 6,337

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS